



**City of
Wenatchee**

Department of Community and Economic Development

Planning Division

1350 McKittrick Street, Suite A

Wenatchee, WA 98801

(509) 888-3200

LAND DEVELOPMENT PERMIT APPLICATION

CITY OF WENATCHEE

Date Stamp

AUG 24 2015

Accepted By: YMB Receipt No. PL15-00029 File No. HPD-15-01

TYPE OF PERMIT YOU ARE APPLYING FOR:

Major Subdivision ☐ Short Plat ☐ Binding Site Plan ☐ Variance ☐
Final Plat ☐ Final Short Plat ☐ Final Binding Site Plan ☐ Conditional Use ☐
Plat/Binding Site Plan Alteration ☐ Plat/Binding Site Plan Vacation ☐ Planned Development ☒

In addition to this form, submit all applicable items on the corresponding checklist for a complete application.

GENERAL INFORMATION

Applicant: Columbia Valley Community Health

Mailing Address: 600 Orondo Avenue

Contact No.: 509-662-6000

E-mail Address: pbucknum@cvch.org

Property Owner(s): _____

*If different than applicant

Mailing Address: _____

Contact No.: _____ E-mail Address: dennis.dean@kdfarchitecture.com

If there is more than one property owner, submit the supplemental additional owner(s) and authorization form.

Complete section if an agent is acting for the applicant or owner during the permit process:

Authorized Agent: Dennis Dean, KDF Architecture

Mailing Address: 1310 North 16th Avenue, Yakima, WA

Contact No.: 509-575-5408

E-mail Address: dennis.dean@kdfarchitecture.com

Surveyor: _____ Washington Registration #: _____

Contact No.: _____ E-mail Address: _____

Engineer: _____ Washington Registration #: _____

Contact No.: _____ E-mail Address: _____

AUG 24 2015

Please indicate who should receive
correspondence and notices:

☐ Applicant

☐ Owner

☒ Authorized Agent

☐ Surveyor

☐ Engineer

PROPERTY INFORMATION

Street Address(es): 600 Orondo Ave., 634 Douglas St., 501 Idaho St., 516 Orondo Ave., 514 Orondo

Parcel No(s): 222010-590758, -590682, -590606, -590594, -590592, -590590

Abbreviated Legal Description: Included on previous HPD application

Total site size in acres: 3.99

Zoning District Designation: Residential Mixed Use (RMU)

Overlay District: Grandview historic district (GHD)

Comprehensive Plan Designation: Residential Mixed Use (RMU)

Shoreline Environmental Designation: N/A

Wildland-Urban Interface: N/A

Critical Areas: N/A

ACKNOWLEDGEMENTS AND SIGNATURES

I (We) acknowledge that:

1. The information, plans, maps and other materials submitted on and with this application are, to the best of my/our knowledge, a true and accurate representation of this proposal;
2. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Chapter 13.07 Wenatchee City Code;
3. City of Wenatchee does not guarantee success of this permit application, and/or the issuance of an affirmative notice of action. The City's assistance to the applicant(s)/owner(s) does not preclude the need to address impacts raised by the public or by other federal, state or local agencies;
4. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the Applicant(s)/Owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense;
5. If the Applicant is not the owner of the real property which is the subject of the permit application, this application and acknowledgment shall also be executed by each owner;
6. All persons executing this acknowledgment in a representative capacity shall be personally liable and hereby personally guarantee payment of all fees, expenses and costs required by this application.
7. If the applicant(s), representative(s) and/or owner(s) fail to respond to a request by the Department to submit necessary application materials identified in a Notice of Incomplete Application within 60 days will result in a null and void application, with no refund of the filing fees.
8. This application does not constitute approval of the proposed development activity and it is acknowledged that additional permit applications and approvals may be necessary to conduct specific activities.
10. During the review of this application, it may be necessary for staff to make one or more site visits. By signing this application form, you are giving permission for these visits. If it is rental property, the owner hereby agrees to notify tenants of possible site visits.

Date: 08/21/2015

Applicant Signature: Patrick Bucknum

Digitally signed by Patrick Bucknum
DN: cn=Patrick Bucknum, o=CVCH, ou=Administration, email=patrick@bucknumfamily.net, c=US
Date: 2015.08.21 11:12:26 -0700

Date: 08/21/2015

Agent Signature: Dennis W. Dean

Digitally signed by Dennis W. Dean
DN: cn=Dennis W. Dean, o=CVCH, ou=Administration, email=dennis@cvch.net, c=US
Date: 2015.08.21 11:12:26 -0700

Date: 08/21/2015

Owner Signature: Patrick Bucknum

Digitally signed by Patrick Bucknum
DN: cn=Patrick Bucknum, o=CVCH, ou=Administration, email=patrick@bucknumfamily.net, c=US
Date: 2015.08.21 11:12:35 -0700



Department of Community and Economic Development

Planning Division

1350 McKittrick Street, Suite A

Wenatchee, WA 98801

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PLANNED DEVELOPMENT APPLICATION CHECKLIST

The following information must be submitted at the time of application in order for it to be accepted at the counter. This includes items identified during the pre-application meeting. While a pre-application meeting is not required it can help identify required studies that if deferred will result in a longer processing time.

Applicant Verified	Required Items	Missing	Counter Complete	Deferred	N/A
<input checked="" type="checkbox"/>	Pre-application meeting date and file no. <input type="text"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Completed master application (signed and all parcel #'s included)	<input type="checkbox"/>	<input type="checkbox"/>		
<input checked="" type="checkbox"/>	SEPA checklist (signed)	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Scaled site plan – 4 copies (at least one copy 11" x 17") depicting at least the following items: (a) the boundaries of the parcel(s); (b) the names of all streets bounding the site; (c) dimensions, locations and elevations of all buildings to be built or used; (d) the location, dimensions and design of off-street parking facilities, showing points of ingress and egress; (e) the surrounding property uses; and (f) pedestrian and vehicular circulation patterns.	<input type="checkbox"/>	<input type="checkbox"/>		
<input checked="" type="checkbox"/>	Stormwater report – 2 copies	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Project narrative including description and code consistency	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Geotechnical, Flood Hazard, and/or Wildland-Urban Interface Analysis	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of all application materials in a digital PDF format	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Traffic Impact Analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Open Space/Recreation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Exterior Elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Application Fees Paid	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CITY OF WENATCHEE

AUG 24 2015

Date Accepted: Accepted By: File No.

**CVCH – WENATCHEE CAMPUS MASTER PLAN**

Hospital Planned Development Amendment Application

PROJECT DESCRIPTION**3.1**

This is an amendment to the HPD approved by the Land Use Hearing Examiner dated October 30, 2014. This Amendment is focused on the site monument signs.

600 Orondo Ave. – Parcel Number 222010-590758

The 600 Orondo Avenue property includes the main medical-dental clinic and administration for Columbia Valley Community Health (CVCH). There are three existing monument signs located at the corners of Douglas Street and Idaho Street (Monument Sign #1), Alaska Street and Orondo Avenue (Monument Sign #2), and Orondo Avenue and Idaho Street (Monument Sign #4). These signs are all to remain in their current condition including location. See attached drawing A1.1 for additional information for each sign.

The main entry sign (Monument Sign #3) is proposed to modify the existing sign to include a reader board (previously approved in the HPD) and extend the sign base to the west to maximize the sign copy area of 40 square feet. The sign will be a total of 8 feet high from the existing grade to the top of the sign. The proposed sign will extend into the right-of-way 2'-8" similar to the existing condition. The existing sign is located within 3'-6" of the main entry drive. This condition will not be modified. In review of the vision triangle at this location it is our judgment that the existing sign location does not make the condition unsafe. The parked cars along Orondo are actually more of an issue and require that the vehicle pull forward closer to the edge of the parked cars for better visibility. See attached rendered sign, which was included in our initial HPD comment response letter dated August 21, 2014. We have also attached drawing A1.1, which outlines the location of the sign and dimensioned elevation depicting the proposed sign.

CITY OF WENATCHEE

AUG 24 2015



Proposed Orondo Monumental Sign

08/20/2014

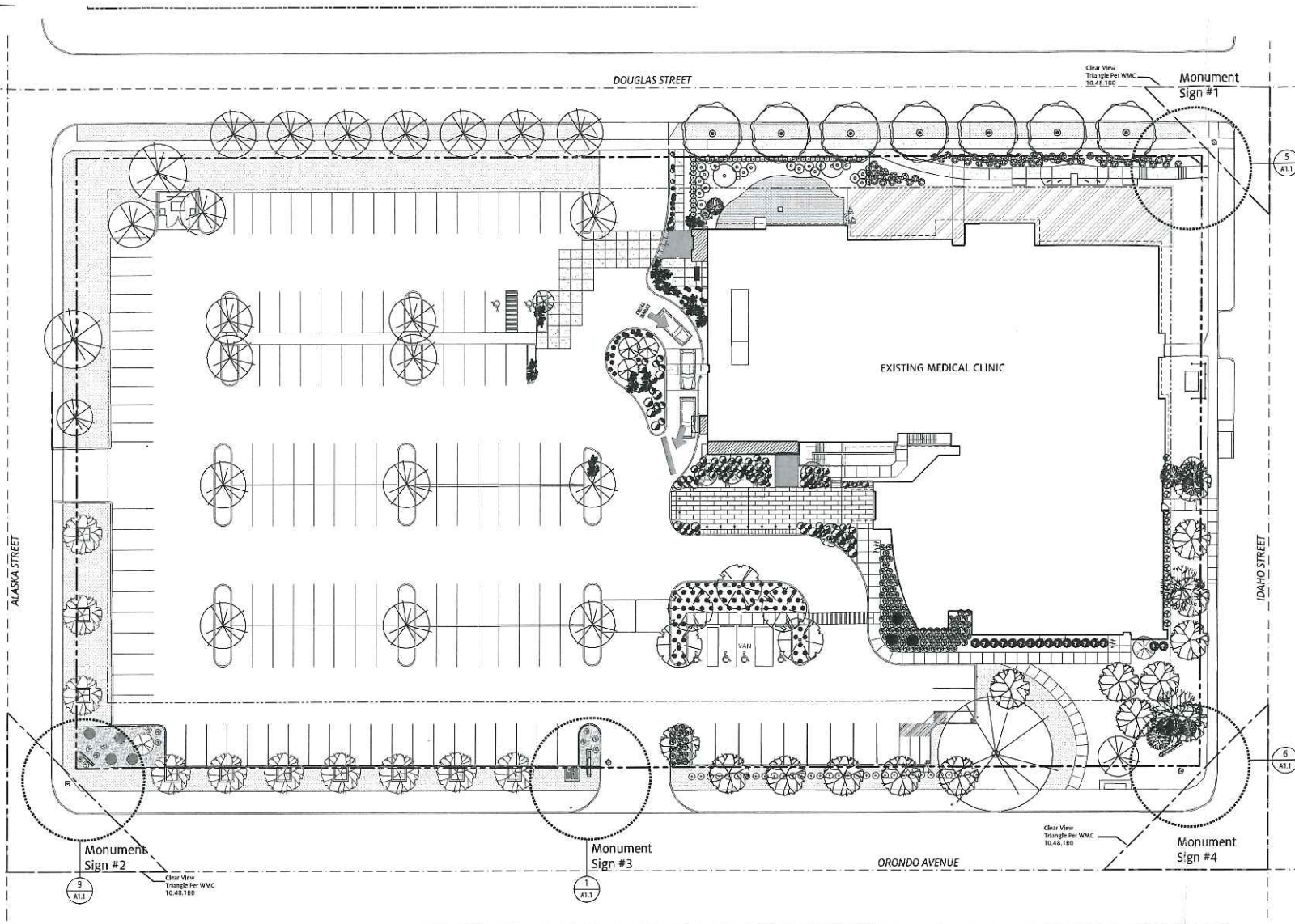


CITY OF WENATCHEE

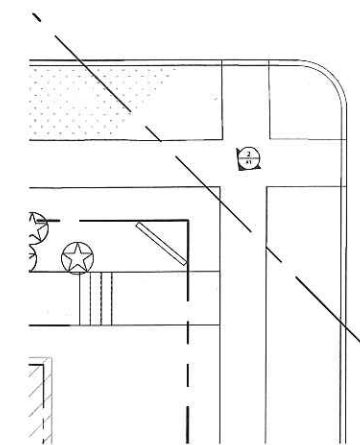
AUG 24 2015



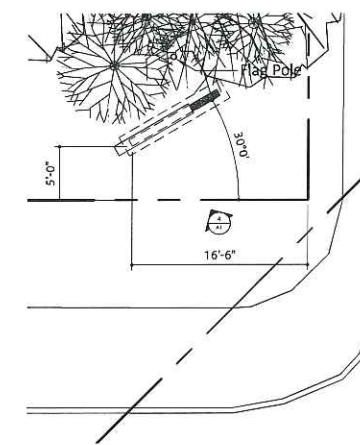
V:\Projects\2014\201433 CVCH Basement TI @ Orondo\6.0 Drawings\6.1 Architectural\6.1.3 CAD\6.1.3.6 Record Drawings\A-101 Monument Signs.dwg (D Sheet) Aug 12, 2015 - 7:57am By: ddon



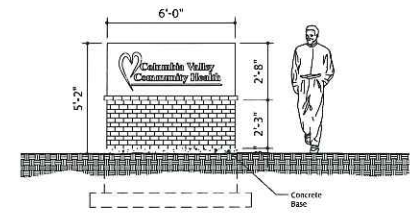
1 Site Plan
A1.1 1:30



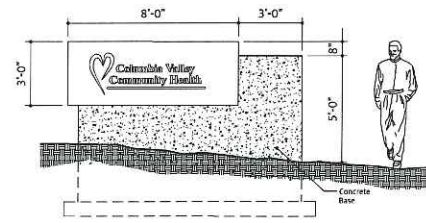
5 Enlarged Site Plan
A1.1 1/8"=1'-0"



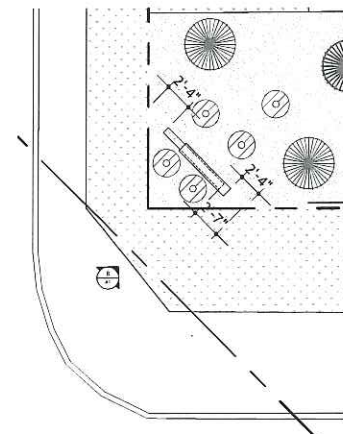
6 Enlarged Site Plan
A1.1 1/8"=1'-0"



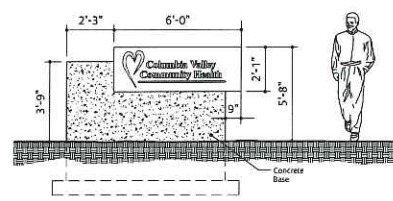
2 Elevation Monument Sign #1
A1.1 1/4"=1'-0"



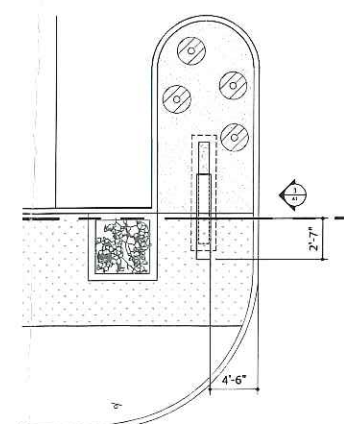
3 Elevation Monument Sign #4
A1.1 1/4"=1'-0"



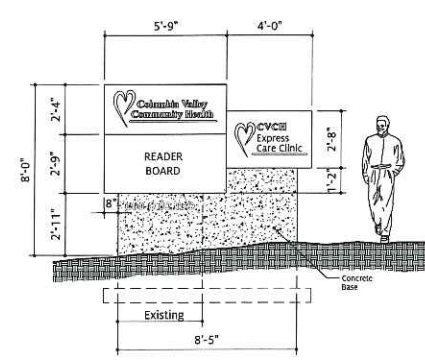
9 Enlarged Site Plan
A1.1 1/8"=1'-0"



8 Elevation Monument Sign #2
A1.1 1/4"=1'-0"



1 Enlarged Site Plan
A1.1 1/8"=1'-0"



4 Elevation Monument Sign #3
A1.1 1/4"=1'-0"

REVISION	DATE

These drawings are the sole property of KDF Architecture and may not be reproduced without permission.

KDF ARCHITECTURE
1310 North 16th Avenue, Wenatchee, WA 98802
1-239-275-5406 FAX 509-653-0293
www.kdfarchitecture.com



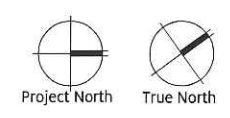
Hospital
Planned
Development

Columbia Valley
Community Health
Wenatchee, WA

DATE: 08/11/15
SCALE: AS NOTED
DRAWN: DH
JOB: 201433

Monument
Sign
Site Plan

SHEET:
A1.1



CITY OF WENATCHEE
AUG 24 2015

**Principals**

Rod Knipper, AIA
David C. Franklund, AIA
Brian J. Andringa, AIA
Dennis W. Dean, AIA

September 4, 2015

CITY OF WENATCHEE

Ms. Kirsten Larsen, Associate Planner
City of Wenatchee
Department of Community and Economic Development
1350 McKittrick Street, Suite A
Wenatchee, WA 98801

SEP - 4 2015

Re: CVCH – HPD Amendment Application Additional Narrative
Project No. 201315.00

Dear Kirsten:

The following is the additional narrative requested in your notification of the determination of incomplete application dated September 1, 2015:

There are three existing monument signs located at the corners of Douglas Street and Idaho Street (Monument Sign #1), Alaska Street and Orondo Avenue (Monument Sign #2), and Orondo Avenue and Idaho Street (Monument Sign #4). Monument sign #1 is an original sign for the clinic. The sign base is 6'-0" wide by 2'-6" high constructed of brick with a dark bronze graphic portion of the same width and 2'-8" high for an overall height of 5'-2". The graphic portion was changed several years ago to be more current with the other signs on the campus. Monument sign #2 was just recently added and was permitted through the City's permit process. This sign is constructed with a concrete base that is 7'-6" wide and 3'-9" high. The graphic portion of the sign is 6'-0" wide by 2'-1" high for an overall sign height of 5'-8". For this sign the graphic portion is cut into the concrete base and overhangs the base on one side by 9". Monument sign #4 has been in its current location for over four years and also permitted through the City's permit process. This sign is constructed with a concrete base that is 11'-3" wide and 5'-0" high. The graphic portion of the sign is 8'-0" wide by 3'-0" high for an overall sign height of 5'-8". For this sign the graphic portion is cut into the concrete base and overhangs the base on one side by 9". These signs are all elevated and located on drawing A1.1 submitted with the application.

The main entry sign (Monument Sign #3) is proposed to modify the existing sign to include a reader board, which was previously approved in the original HPD Application. This amendment simply seeks to affirm existing and anticipated locations of each monument sign so that the HPD clearly addresses all known improvements. The sign will be a total of 8 feet high from the existing grade to the top of the sign. The proposed sign will extend into the right-of-way 2'-7" similar to the existing condition. The existing sign is located within 3'-6" of the main entry drive. This condition will not be modified. The reader board portion of the sign is located in the middle left section of the overall sign and is 5'-8" above the adjacent finished grade elevation to the top of the reader board. Similar to monument signs #2 and #4 the sign base is constructed of concrete and the graphic portions are cut into it. The existing concrete base is

approximately 4'-0" wide and 2'-11" high. This existing base is being extended to the west by 4'-5" for a total width of 8'-5". The graphic portions including the reader board is of varying heights and widths with an overall width of 9'-9" and 5'-1" high for a total height of 8'-0". The east edge of the sign is approximately 16' away from the street side face of the concrete curb and sits slightly back from the street trees.

The main entry sign with reader board is one aspect in the overall design of the Columbia Valley Community Health Campus on Orondo. The requirements of WCC Section 10.42.060 includes "the proposal will be superior to or more innovative than conventional development and will provide greater public benefit than required under adopted zoning standard". The CVCH Clinic on Orondo has become a jewel to the Wenatchee community and with the completion of its current construction project the facility will exceed any and all zoning standards in creating an aesthetically pleasing campus. CVCH has created an uplifting environment for its patients, staff and neighbors. The reader board further enhances the patient centered focus by giving them information on wait times for CVCH's Express Care as well as notifications for other health awareness items such as flu shots. Furthermore, the information provided on the reader board will help in serving the patients more efficiently, which will in turn reduce traffic and parking.

We believe all the monument signs on the site including the main entry sign fit nicely into the surrounding landscaping and overall design of the campus. In the design of the signs we purposely utilized elements/materials that are in harmony with the facility and the surrounding environment.

The amended HPD application will not cause significant adverse impacts to the neighbors. The new sign is merely improving the existing sign, which is located such that very few neighbors will even see it. The reader board is positioned so it doesn't directly face any neighbors. The main entry sign must also be evaluate by looking at the entire site and how dramatic the composition of landscaping and architecture has become as well as the drastic improvement from what it was. CVCH is a great neighbor and will continue to be so for years to come.

Please contact me if you need any further clarifications.

Sincerely,



Dennis W. Dean, AIA
Principal

cc: Glen DeVries, Planning Manager
Patrick Bucknum, Columbia Valley Community Health